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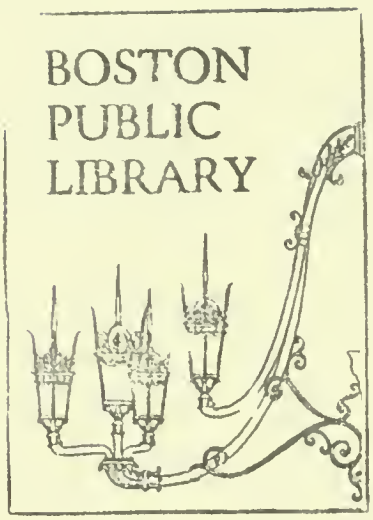
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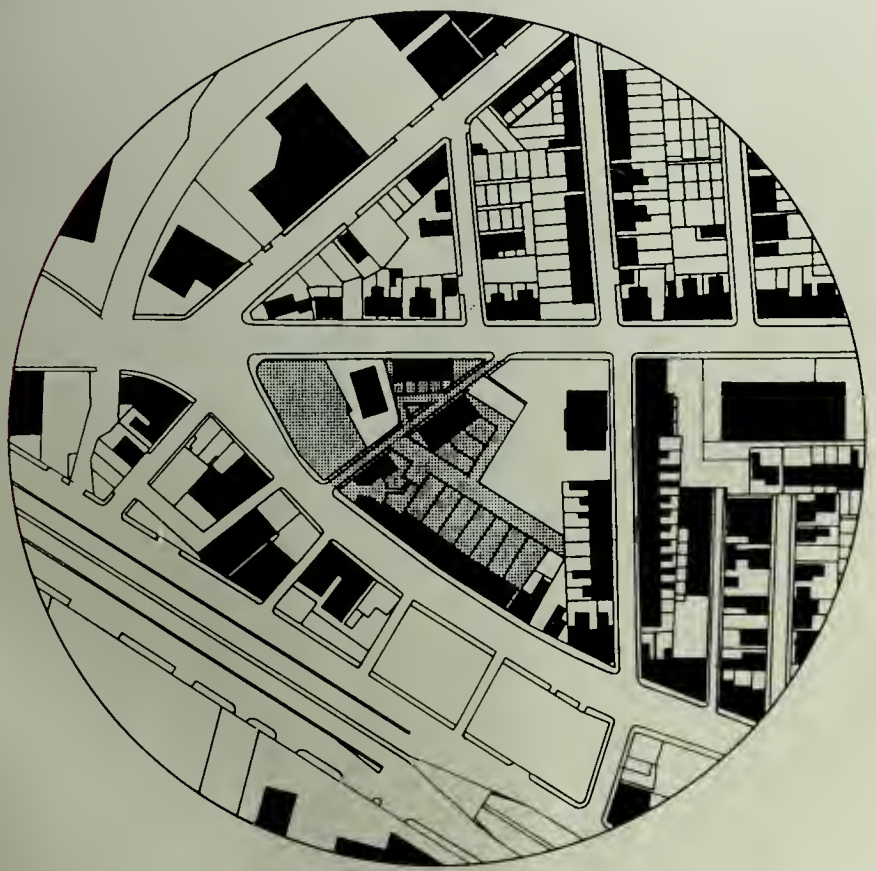
Proposal to

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN GARDEN TOWNHOUSES

PARCEL P-2A • SULLIVAN SQUARE, CHARLESTOWN



CONROY DEVELOPMENT CORPORATION

in association with

T A M S

CONSULTANTS, INC.

ARCHITECTS • ENGINEERS • PLANNERS

JUNE

1 9 8 7

CONROY DEVELOPMENT CORPORATION

June 2, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Parcel P-2A, Sullivan Square, Charlestown

Dear Mr. Coyle:

In response to your Developer Kit for Parcel P-2A, Sullivan Square in Charlestown, we are pleased to present our proposal for a forty-one (41) unit residential development, Charlestown Garden Townhouses.

DEVELOPMENT TEAM

The developer, Terence Conroy, has engaged the services of TAMS for the complete Architectural and Engineering on the project.

TAMS - New England is the Boston office of the international architecture, engineering and planning firm of TAMS Consultants, Inc., with headquarters in New York City, branches in Washington, New Jersey, Seattle, Phoenix, Los Angeles and many international cities, and a total staff of five hundred. The Boston office has a staff of fifty, including architects, planners, and structural and civil engineers. The Boston architecture department currently has a staff of twenty design professionals. In its eight-year existence, the architectural division has established a housing specialization, with virtually seventy percent of its workload devoted to housing, including both new construction and renovation work for clients ranging from private housing developers, to housing authorities, to military commands. The firm's CADD capability (computer-aided design and drafting) enables it to handle a large load of this building type with efficiency, developing a database for design options that permits prioritizing based on budget and phasing requirements without sacrificing the top quality that TAMS is known for.

CAPTAIN'S QUARTERS CHARLESTOWN NAVY YARD ONE 13th STREET CHARLESTOWN, MA 02129
(617) 242-7188

The TAMS design team proposed for this project has participated in the design and construction of over six thousand housing units, with the three-person core team combined having over fifty years of experience in housing. Ron Axelrod has over eighteen years of experience, including serving as a consultant on housing standards to the World Bank. Barbara Manford has extensive experience in housing dating from 1976, much of it with low-income housing in the public sector, including her tenure as Director of the Commonwealth's Department of Community Affairs Bureau of Housing Modernization and five years as Chief Architect for the Boston Housing Authority. Chris Iwerks has served as TAMS' Director of Design since 1981, overseeing all architectural, interior, landscape and urban design elements of TAMS' design projects. Among his many award-winning designs are several housing designs, and the recent winning entry for the Carnegie-Mellon University Design Competition.

TAMS is providing the following services to the City of Boston:

For the Boston Redevelopment Authority, TAMS currently provides transportation planning services, performing a wide variety of duties, ranging from simple traffic analysis and conceptional engineering of major highway and transit facility modifications to overall transportation policy analysis.

For the Boston Housing Authority, TAMS currently is providing ongoing modernization services.

For the Boston Department of Public Works, TAMS is providing engineering services for the reconstruction of Blue Hill Avenue.

Terence Conroy has been involved in the construction and development of well over 1,000,000 square feet of facilities over the past ten years. His recent development experience includes:

BOXBORO TECHNOLOGY CENTER — 100,000 S.F. - Digital Facility
Boxboro, Massachusetts

STOUGHTON TECHNOLOGY CENTER REEBOK Stoughton, Massachusetts	100 acre R & D Park 400,000 S.F. Distribution and Office Facility
METHUEN TECHNOLOGY CENTER Methuen, Massachusetts	80,000 S.F Spec Facility
CARLSON BUILDING Wayland, Massachusetts	60,000 S.F. Corporate Office Building
DELPHAX Randolph, Massachusetts	100,000 S.F. Corporate Headquarters
CANTON TECHNOLOGY CENTER Canton, Massachusetts	75 acre R & D Park
DELPHAX Toronto, Canada	Corporate Headquarters
ESSEX GREEN Peabody, Massachusetts	72 unit residential condominium development - Joint Venture
CRANBERRY ESTATES Middleboro, Massachusetts	200 unit residential condominium development
Canton, Massachusetts	25 unit residential development
Fitchburg, Leominster, Westfield, Massachusetts	500 unit residential condominium development
Wayland, Massachusetts	10 unit residential development
435 MAIN STREET Charlestown, Massachusetts	3 unit condominium rehabilitation
CAPTAIN'S QUARTERS Charlestown Navy Yard	24,000 S.F. office rehabilitation
BUILDING #96 Charlestown Navy Yard	6,000 S.F. rehabilitation

Mr. Conroy's family is from Charlestown, where he is presently active in neighborhood activities including Business Manager of the Charlestown Townies Football, Inc. Mr. Conroy also is an abutter to Parcel P-2A where he is rehabilitating a three (3) unit residential condominium at 435 1/2 Main Street. A registered professional engineer in Massachusetts, Mr. Conroy holds a BSCE from Princeton University and an MBA from Harvard Business School, Suffolk University.

Daniel O'Neil will serve the developer in the capacity of Neighborhood/Commission Liaison and coordinator. A lifelong resident of Charlestown, Mr. O'Neil is a graduate of Charlestown High School and Bunker Hill Community College, with high honors; he has also studied Biology at Salem State and Administrative Law at the University of Massachusetts/Boston. Dan has been very active in sports in the Charlestown community during his life, being involved in youth hockey and football. He played football and ice hockey in high school, and captained the hockey team in his junior and senior years. He was in the first graduating class of the Charlestown Youth Hockey program and knows how important team sports are to today's youth.

During his years playing for the Charlestown town team, he served as player representative and was active in the management of the team. Most recently he has acted as Treasurer of the Charlestown town team. When the Boston Park League disbanded several years ago, the "Townies" were invited to participate in the Eastern Football League (E.F.L.). The cost of this new venture was staggering. Seeing a community need to keep town team football tradition alive, Dan embarked on a vigorous fund raising campaign, which he supervised. The team received overwhelming community support and the venture was successful. Dan has proven himself to be an effective administrator.

Five years ago Dan sponsored the Robert O'Brien Seventh Player Award, given to a player on the Charlestown High School hockey team. The award was named in honor of Bobby O'Brien, who played on the 1963 Charlestown High School undefeated championship team. Bob was killed in a tragic skiing accident

in 1980. The award is given to a player selected by his teammates. The philosophy behind the award is: that only the players know who gives more of themselves for the team's benefit.

We appreciate this opportunity to submit our proposal to the Boston Redevelopment Authority.

Very truly yours,

Terence W. Conroy

Terence W. Conroy

TWC/llm

THE DEVELOPMENT
CHARLESTOWN GARDEN TOWNHOUSES

T A M S

THE DEVELOPMENT - CHARLESTOWN GARDEN TOWNHOUSES

GOALS AND OBJECTIVES

Our main objective in this project is to provide quality housing at affordable prices to the residents of Charlestown. Toward this objective, 50% of the units will be set aside for low and moderate income residents with priority consideration to families who were displaced by prior urban renewal activity in Charlestown. The low income goals will be achieved by selling 25% of the units to the Boston Housing Authority under the Mass. Chapter 705 Public Housing Program.

A second goals is to provide funds to the residents of Charlestown through a non-profit Neighborhood Corporation which is presently being formed as the Charlestown Youth Sports Corporation. The charter of this corporation will be to provide a single source of funding and support for all the sports activities in Charlestown. Once established, the Charlestown Youth Sports Corporation will continue to solicit support from the community on an on-going basis.

A third goal of the Charlestown Garden Townhouse Project is to provide support and a home for the Charlestown Community Garden (see enclosed statement written by Dan O'Neil). It is our intention to lease to the community, on a long-term basis, the present garden land area.

A fourth objective of the project is to provide quality development along Main Street and Bunker Hill Street that will greatly upgrade and enhance this area of Charlestown while at the same time being compatible with existing neighborhood structure.

DEVELOPMENT SCHEME

Charlestown Garden Townhouses are designed as a series of fee simple single and three-family residences similar in structure and architecture to the existing homes on Baldwin, Main and Bunker Hill Streets. The lots will be relatively large with on-site parking, as well as green/garden arears for each building. In order to achieve our fee simple title objective,

we propose to purchase Parcel P-2A from the City for $200,000.00 (see attached Pro Forma). Both Charles Street and Charles Place will remain, as well as all existing access ways to the neighborhoods. In addition, we will deed back to the residences on Baldwin Street land situated in the southeast corner of Parcel P-2A (see attached Site Plan). The Community Garden will remain and become an integral part of the development. We will work closely with Mr. Hall providing improvements to the garden: fencing, walkways, tool sheds, etc.

NEIGHBORHOOD SUPPORT

We have made every effort to involve the neighborhood in the evolution of the Charlestown Garden Townhouse Project and shall continue to do so.

Enclosed are several letters that indicate neighborhood support.

MARKETING

We propose to involve the Charlestown Neighborhood Council to assist us in ensuring that our project goals are met relative to Charlestown residents. In addition, we will have an Affirmative Marketing Plan and be in compliance with the city's fair housing plan.

SCHEDULE

We anticipate having all permits in hand by Spring, 1988, with construction commencing May, 1988. Completion of the units is scheduled in March, 1989, with total sell out of the project projected for December, 1989.

Design Concept

Design Concept

This scheme strongly supports the traditional order of the City through its clear urban design approach. The siting of the new residential units on this parcel of land is intended to re-establish the public street (i.e., Main Street, Bunker Hill Street, and Charles Street) as the spatial and communal focus of the city. All units front on the public ways with controlled, formal entrances. Private gardens, car parks, and private second entrances are contained to the inside of the site, thereby strengthening the public/private distinctions that are fundamental to Charlestown's urban character.

The Charlestown Community Garden is both an amenity to the new residences and a beneficiary of the development of the site. A proposed iron fence and perimeter landscaping of the Garden work in conjunction with the new corner townhouses to define and upgrade Charles Street. The identity of the Community Garden is carried throughout the site, providing semi-private green space adjacent to private outdoor spaces for residents. The quality of the Garden as a communal, urban entity is heightened by its integration into the residential character of Charlestown.

The new three story Garden Townhouses relate to the scale and fabric of the existing community by matching the predominant height of neighboring buildings, by holding the street edge with minimal setbacks, and by articulating the brick wall surfaces with entrances, stoops, bay windows and appropriately scaled window openings. Front steps provide a level change from sidewalk activity, insuring privacy to first floor dwellings.

A mix of affordable and market rate residences, the townhouse rows on Main and Charles Streets are composed of fee simple, three family units of either two or three bedroom dwellings. Each unit has a first floor flat with a private, enclosed garden, and two duplexes on the second and third floors with balconies and the option of roof gardens. The townhouse row on Bunker Hill Street is a fee simple arrangement of three story, single family units with an optional third bedroom, garage and private garden. All units feature two entrances, street and garden orientation, parking and a private outdoor space as well as semi-private gardens.

SULLIVAN SQUARE, CHARLESTOWN
PARCEL P-2A
CHARLESTOWN GARDEN TOWNHOUSES

Unit Mix

30 - two bedrooms, (10 triplexs), Main Street

Gross:	1,073 s.f. each	32,190 s.f.
Net:	1,000 s.f. each	30,000 s.f.

6 - three bedrooms, (2 triplexs), Charles Street

Gross:	1,370 s.f. each	8,220 s.f.
Net:	1,300 s.f. each	7,800 s.f.

5 - three bedrooms, (Townhouses w/garages), Bunker Hill Street

Gross:	1,625 s.f. each	8,125 s.f.

41 Units	Total Gross	48,535 s.f.
	Total Net	45,925 s.f.

SULLIVAN SQUARE, CHARLESTOWN
PARCEL P-2A
CHARLESTOWN GARDEN TOWNHOUSES

Pro Forma

Designation Fee	$ 250,000.00
Site Acquisition	200,000.00
Construction 48,545 s.f. x $85.00	4,125,000.00
Contract Interest $\frac{\$4,000,000.00}{2}$ x 10	200,000.00
Point	50,000.00
Architect $4,000,000.00 x 7%	280,000.00
Interior Construction	500,000.00
Legal and Miscellaneous	50,000.00
Real Estate Commission	250,000.00
TOTAL	$5,905,000.00

SULLIVAN SQUARE, CHARLESTOWN
PARCEL P-2A
CHARLESTOWN GARDEN TOWNHOUSES

Condo Sales

25% Low Income
Boston Housing Authority C.705 Low Income Acquisition Program

7 - 2 bedrooms @ $ 90,000.00	$ 630,000.00
3 - 3 bedrooms @ $110,000.00	330,000.00

25% Moderate Income

7 - 2 bedrooms @ $ 90,000.00	630,000.00
3 - 3 bedrooms @ $110,000.00	330,000.00

50% Market Price

16 - 2 bedrooms w/parking space @$200,000.00	3,200,000.00
5 - 3 bedroom Townhouses w/parking space @$295,000.00	1,475,000.00
Total Sales	$6,595,000.00
Total Cost	5,905,000.00
Net Profit Before Taxes	$ 690,000.00
25% Equity Non-Profit Partner	(175,000.00)
Developer's Net Profit Before Taxes	$ 515,000.00
Return on Gross Sales 8%	
Equity Required 17%	$1,000,000.00
Lender Financing	$4,905,000.00

SULLIVAN SQUARE, CHARLESTOWN
PARCEL P-2A
CHARLESTOWN GARDEN TOWNHOUSES

Residential Condominium Development Pro Forma

Site Acquisition		$ 200,000.00
Construction Costs		
Site Costs (including parking)	$ 800,000.00	
Condominium Units (including finishes)	3,325,000.00	$4,125,000.00
Soft Costs		
Architect and Engineer	$ 280,000.00	
Marketing/Brokerage/Advertising	250,000.00	
Developers Fee	250,000.00	
Legal	25,000.00	
Permits/Interest/Taxes	25,000.00	
Construction Interest	200,000.00	
Financing Fee	50,000.00	
Interest During Sales Period	500,000.00	$1,580,000.00
Total Condominium Development Costs		$5,905,000.00

BANK OF NEW ENGLAND

June 3, 1987

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

This letter will serve as an indication of our interest to finance the 41 Condominium Units to be built on Parcel P-2A Main Street, Charlestown, Mass. Financing to be approximately $6,000,000.

We are currently financing the construction work at 435 Main Street, which abuts parcel P-2A, for Terry Conroy, who is one of the General Partners in that project. This financing was taken under the assumption that if Mr. Conroy was awarded the P-2A project, we would have the opportunity to finance it.

If you have any questions, please call.

Very truly yours,

BANK OF NEW ENGLAND

Shaun V. Kelley
Assistant Vice President

SVK/ts
Coyle

PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Terence Conroy

b. Address and ZIP Code of Redeveloper: 1 13th Street
Charlestown, MA 02129

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with r the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Mass. Project R-55
Charlestown Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA 02129
is described as follows[2]

P-2A

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has indicated below and is organized or operating under the laws of N/A

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of org
N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principa shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set fo follows:

N/A

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A tion by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning than 10% of any class of stock[1]

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitu board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either t percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the per of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTER

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Ite* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 whic gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTER
Charlestown Youth Sports Corp.	25% Equity Partner
Lewis Heafitz--77 Franklin Street Boston, MA 02105	Financial Partner

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilit in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this It and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment. $5,905,000
b. Cost per dwelling unit of any residential redevelopment. . . . . $ 144,000
c. Total cost of any residential rehabilitation . . . . . $ N/A
d. Cost per dwelling unit of any residential rehabilitation . . . . . $ N/A

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale p
(if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilit

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVER SALE PRICE $
2 Bedroom - 1,000 s.f.-Moderate Income		90,000.00
3 Bedroom - 1,300 s.f.-Moderate Income		110,000.00
2 Bedroom - 1,000 s.f.-Market Price		200,000.00
3 Bedroom Townhouse w/garage - 1,625 s.f.		295,000.00

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Includes all utilities and one (1) parking space per unit.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in th
going estimates of sales prices: refrigeration, stoves, NVAC.

CERTIFICATION

I (We)[1] Terence Conroy

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) kn
and belief.[2]

Dated: 6-3-87

Terence Conroy
Signature

President
Title

One 13th Street
Charlestown MA 02129
Address and ZIP Code

Dated: _____

_____
Signature

_____
Title

_____
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of th
ners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this staten

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or
ment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, k
the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Dep
of the United States.

§ 40J. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12.

1980 Enactment. St.1980, c. 579, § 12, was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See also, note under § 39A of this chapter.

Library References

States ⇐89.

C.J.S. §§ 145, 149, 150.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST

REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

(1) Location: Parcel P-2A, Charlestown, MA

(2) Grantor or Lessor: Boston Redevelopment Authority

(3) Grantee or Lessee: Terence Conroy

(4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Charlestown Youth Sports Corporation

Lewis Heaftiz, 77 Franklin Street, Boston, MA 02105

(5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Terence Conroy

Date: 6-3-87

NON-DISCRIMINATION AND AFFIRMATIVE MARKETING STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I, Terence Conroy, agree not to discriminate or permit discrimination, upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, children,national origin, or source of income in the lease, rental or use and occupancy of the property located at Parcel P-2A Charlestown, MA.

I further agree to carry out an Affirmative Marketing Plan as submitted or as approved by the Authority which shall incorporate a description of outreach efforts to potential applicants using media and various community resources well in advance of of sales or rent-up. I also agree to develop and carry out occupant selection policies and procedures which comply with the Boston Fair Housing Ordinance and any additional Authority requirements which would be made available prior to final designation.

6-3-87
Date

Terence Conroy
Developer

CHARLESTOWN HOUSING PROFILE

In 1985, Charlestown's population was 16,092, up over 2,700 persons or 20 percent, since 1980. A small neighborhood, its population made up only 2.6 percent of the Boston total. The median age was 32.5 years, 3.7 years more than the city median. One out of six Charlestown residents were between the ages of 35 and 44 in 1985, compared to one out of eight city-wide.

The median household income of Charlestown residents in 1984 was $22,700, somewhat above the city figure of $19,250. One-fifth of all Charlestown households had incomes between $30,000 and $40,000 in 1984. Since 1979, Charlestown's median household income has risen in rank from eighth to fifth among the city's sixteen neighborhoods. Over 2,736 persons fell below the poverty level ($10,611 for a family of four), resulting in a poverty rate of 17 percent.

Charlestown's housing stock numbered 6,767 dwellings in 1985, reflecting an eleven percent increase since 1980. Two-thirds of this net gain of 652 dwelling units occurred in structures of five or more units; nonetheless, only one-third of the neighborhood's total housing stock is to be found in these larger buildings. Charlestown's vacancy rate has declined as its population has grown, with gross vacancies falling from 14 percent to 10 percent between 1980 and 1985. The reclamation of vacant or boarded-up Boston Housing Authority units accounted for most of this improvement. The BHA has 1,149 family units in the 40-year-old Charlestown project and another 96 units (General Warren Apartments, 1972) for elderly persons on scattered sites. Even though 235 of these apartments were boarded up in 1985, the number of occupied units rose to 972 from 839 five years earlier.

Of all occupied housing, 64 percent was rented. The median gross rent (which includes heat and other energy costs) was $320 in 1985. Rents rose by one-third since 1980, exactly matching the rate of consumer inflation over this period.

Charlestown Housing Stock

1950	1960	1970	1980	1985
6,957	6,440	5,119	6,121	6,767

Number of dwelling units

Sources: U.S. Census of Population and Housing, 1950-1980

BRA Research, 1985

From 1979 through 1983, 23 small buildings (9 units or less) were converted into 132 condominium units. Conversions then accelerated in 1984 and 1985 as master deeds were filed for 65

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfu complete this statement and submit it prior to being formally designated for an project.

1. Do any of the principals owe the City of Boston any monies for incurred rea estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any the principals employed by the City of Boston? If so, in what capa (Please include name of agency or department and position held in that agen department).

No

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

See financial statement.

4. Were any of the principals ever the owners of any property upon which tne C Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crimes, currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, statu ordinance regarding conditions of human habitation within the last three (3 years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS 3rd Day of June, 1987

SIGNATURE: Terence Conroy

ADDRESS: One 13th Street
Charlestown, MA 02129

EQUAL HOUSING
OPPORTUNITY

The Boston Fair Housing Commission

Works For All Of Us

IN THE CITY OF BOSTON, IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON IN THE RENTAL OR SALES OF ANY HOUSING BECAUSE OF:

- race
- color
- religion
- creed
- sex
- national origin
- marital status
- military status
- children
- handicap
- age
- sexual preference
- source of income (including Section 8, AFDC or welfare)

LANDLORDS, SELLERS, AND AGENTS MUST APPLY STANDARDS UNIFORMLY AND CONSIDER APPLICANTS ON CRITERIA SUCH AS 1) ABILITY TO PAY AND 2) ABILITY TO RESPECT THE RIGHTS OF OTHERS.

Discrimination may be subtle and may take many forms. It is against the law to:

- discriminate in advertising, oral or written inquiries
- discourage or refuse to allow a person to apply for an available unit
- deny a unit due to the presence of lead paint
- refuse an affordable rental unit to an applicant holding a housing subsidy certificate
- spread rumors of racial change to stimulate property sales
- deny mortgage loans or insurance to specific neighborhoods

THE LAW APPLIES TO ALL TYPES OF HOUSING IN BOSTON INCLUDING OWNER OCCUPIED ONE, TWO AND THREE FAMILY DWELLINGS. THERE ARE NO EXCEPTIONS.

If you feel you've been discriminated against in housing, contact:
The Boston Fair Housing Commission, Room 957, City Hall, Boston, MA 02201

725-4408

TYPE OF DISCRIMINATION	THESE PRACTICES ARE PROHIBITED	THE REMEDY IS	BUT THESE TYPES OF HOUSING ARE NOT COVERED BY THE LAW
RACE *(covered by the federal 1866 Civil Rights Act)*	All discriminatory acts are prohibited	Private civil action in either Federal District Court or State Superior Court or Housing Court	No exceptions
RACE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, SEX *(added 1974)* *(covered by the federal Fair Housing Act 1968)*	- Refusal to rent or sell - Discrimination in terms or conditions - Preferential advertising - False representation of the availability - Blockbusting - Brokerage Services - Financing	Same as above or can file complaint with federal Dept. of Housing & Urban Development	Single family dwellings Units not publicly advertised or offered Owner occupied dwellings of 4 units or less
RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, MARITAL STATUS, MILITARY STATUS, BLINDNESS, AGE, SEX, ANCESTRY, HEARING IMPAIRMENT, POSSESSION OF A SEEING-EYE OR HEARING-EAR DOG *(covered by Massachusetts law Chapter 151B)*	-Refusal to rent or sell - Discrimination in terms, conditions & priviledges - Preferential advertising - False representation of availability - Blockbusting - Financing - Making an inquiry as to the person's race, etc.	Filing with the Massachusetts Commission Against Discrimination and State Court	1 or 2 family houses not publicly advertised or offered 2 family, owner occupied dwellings
CHILDREN *(covered by Massachusetts law Chapter 151B)*	Refusal to rent or otherwise deny or withhold	Same as above	- single family home which is landlord's own residence & is being temporarily leased (for one year or less) - 2 family owner occupied house - 2 or 3 family house where one unit is occupied by an elderly or infirm person for whom the presence of children would be a hardship
PUBLIC ASSISTANCE OR RENTAL SUBSIDY STATUS *(covered by Massachusetts law Chapter 151B)*	"to discriminate"	Same as above	no exceptions

SUMMARY OF THE CITY OF BOSTON FAIR HOUSING LAWS

TYPES OF DISCRIMINATION	THESE PRACTICES ARE PROHIBITED	THE REMEDY IS	BUT THESE TYPES OF HOU ARE NOT COVERED BY THE
Race, Color, Creed Marital Status, Military Status, Handicapped, Children, National origin, Sex, Age, Ancestry, Sexual Preference or Source of Income (Covered by the City of Boston's Fair Housing Ordiance of 1982, Chapter 5 Section 150)	All Discriminatory Acts are Prohibited	Filing Complaint with Boston Fair Housing Commission for Media-tion or Public Hearing in Case of Probable Cause	No Exceptions

DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. **Name and address of developer:** Terence Conroy
   1 13th Street
   Charlestown, MA 02129

2. **Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.**
   YES: X NO: _____
   If yes, explain
   Heafitz and Company, Inc., 77 Franklin Street, Boston, MA 02105

3. **a. The financial condition of the developer, as of** December 31, 1986. **is as reflected in the attached financial statement.**

   NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

   b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

   Gray, Gray & Gray

4. **If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:**

   Commitment from Bank of New England. (See attached letter.)

5. **Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:**

   a. In banks:

Name, address & zip code of bank	Amount
	$
Shawmut Bank	400,000.00
Bank of New England	1,000,000.00

b. By loans from affiliated or associated corporations of firms:

Name, address & zip code of source	$ Amount
N/A	

c. By sale of readily salable asset

Description	Market Value	Mortgage or liens
Land - Canton	$4,000,000.00	$1,000,000.00
Land - Middleborough	4,000,000.00	800,000.00

6. Name and addresses of bank references:

Paul Maloney, Shawmut Bank

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: X

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

Same as "9A".

b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

Same as "8A".

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
YES_____ NO X
If yes, explain:

N/A

c. Total amount of constructiopn or development work performed by such contractor or builder during the last three years:
$_____
General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

Identification of Contract or Development and Location	Amount $	Date to be Completed

e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency	Amount	Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

Captain's Quarters - 1 13th Street, Charlestown, MA (Lessee)

Building #96 - 13th Street, Charlestown, MA (Lessee)

435 Main Street, Charlestown, MA 02129

45 Shipway Place, Charlestown, MA 02129

10 & 24 Constellation Wharf, Charlestown, MA 02129

CERTIFICATION

I/We, Terence Conroy, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated 6-3-87

Terence Conroy

Signature

One 13th Street

Charlestown, MA 02129

Address & Zip Code

Dated

Signature

Address & Zip Code

T A M S

CHARLESTOWN YOUTH SPORTS CORPORATION

The Charlestown Youth Sports Corporation is being established to provide a single source of funding for all sports activities in Charlestown. This non-profit corporation will have a 25% equity interest in the development. Its officers will be:

Officers: Daniel O'Neil, President
Sheila Mahan, Treasurer
Gloria Conway, Clerk

Members: Robert Connell
Neil St. John Raymond

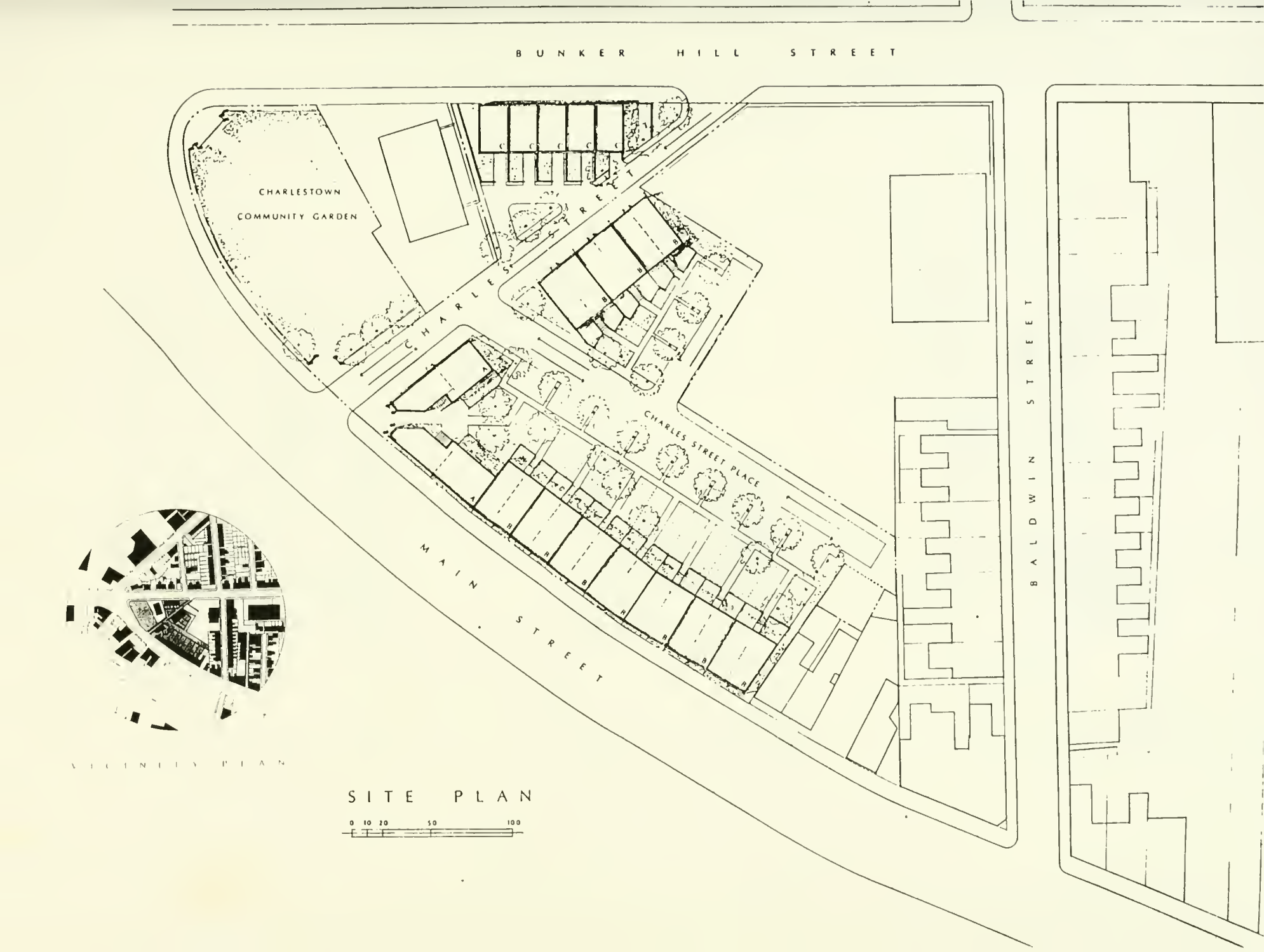
We are including, for your review, the Charlestown Youth Sports Corporation's goals and objectives written by Dan O'Neil.

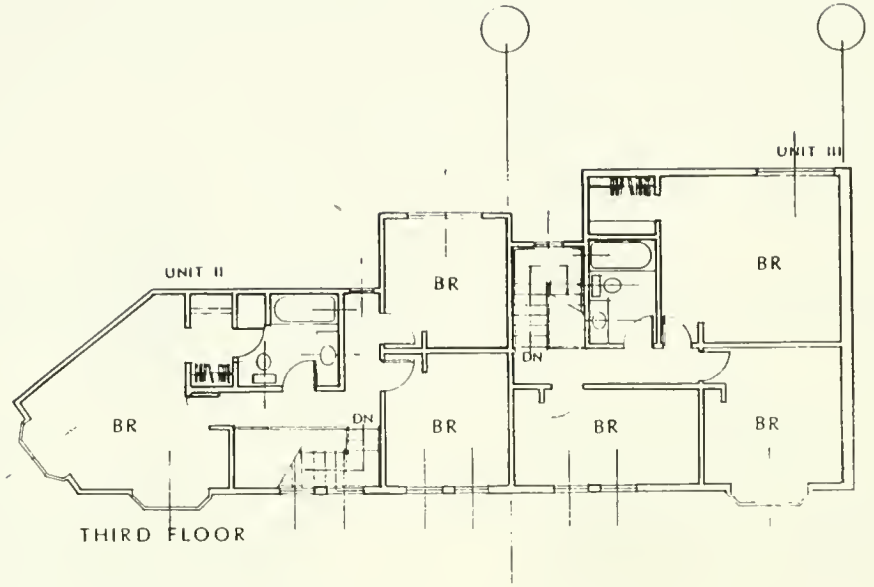
T A M S

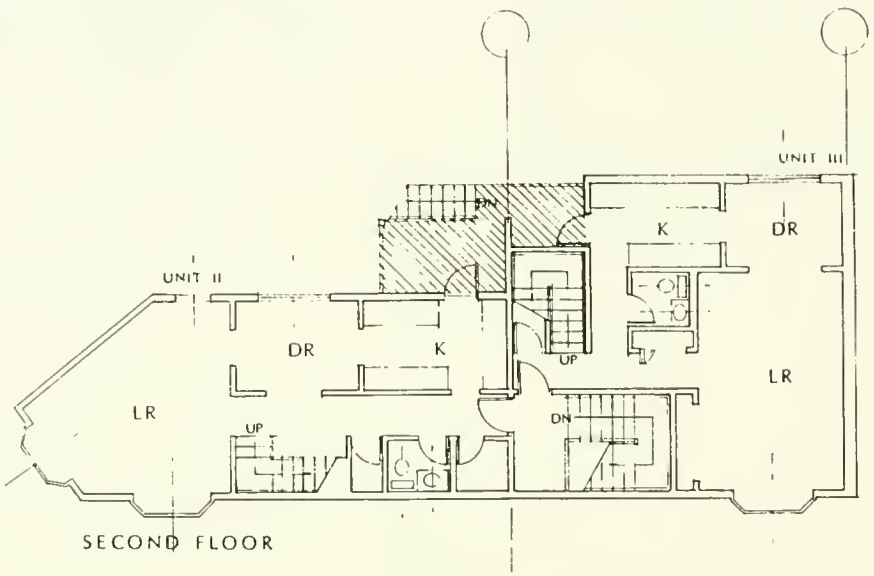
CHARLESTOWN COMMUNITY GARDENS

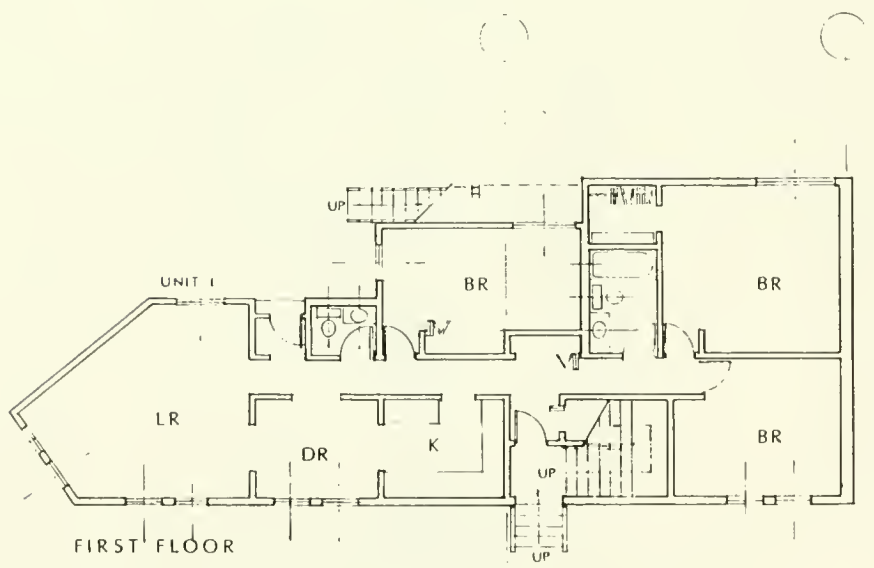
During the 1800's Charlestown was known throughout the United States as the "Garden City". Recently, a group known as the Charlestown Community Garden Club started working to bring gardening back into the community. They have been very successful in their endeavor, making an attractive area out of a vacant lot. Many of the local residents use these gardens for recreation and achieve a sense of accomplishment growing their own vegetables and flowers. The gardens are a green spot in an urban area and act as a buffer zone for air and noise pollution and therefore demand a necessary part of the Charlestown community. The gardens shall be used as a focal point in the development. After speaking with Jim Hall of the Garden Club, both of us agreed that a new wrought iron fence should be erected adjacent to the sidewalk along with a new tool shed. The entrance will be on Charles Street next to the Garden, with a cobblestone street.

The goal of our organization is to eventually bring all of the Charlestown community youth sporting activities under one financial umbrella. As of now, there is a tremendous amount of competition for funding of the various organizations. Being able to draw financial support from one fund would eliminate this competitive mayhem being thrust on the developers. It is the general feeling of the developers that they would rather contribute to one general fund and not to several various sports organizations.

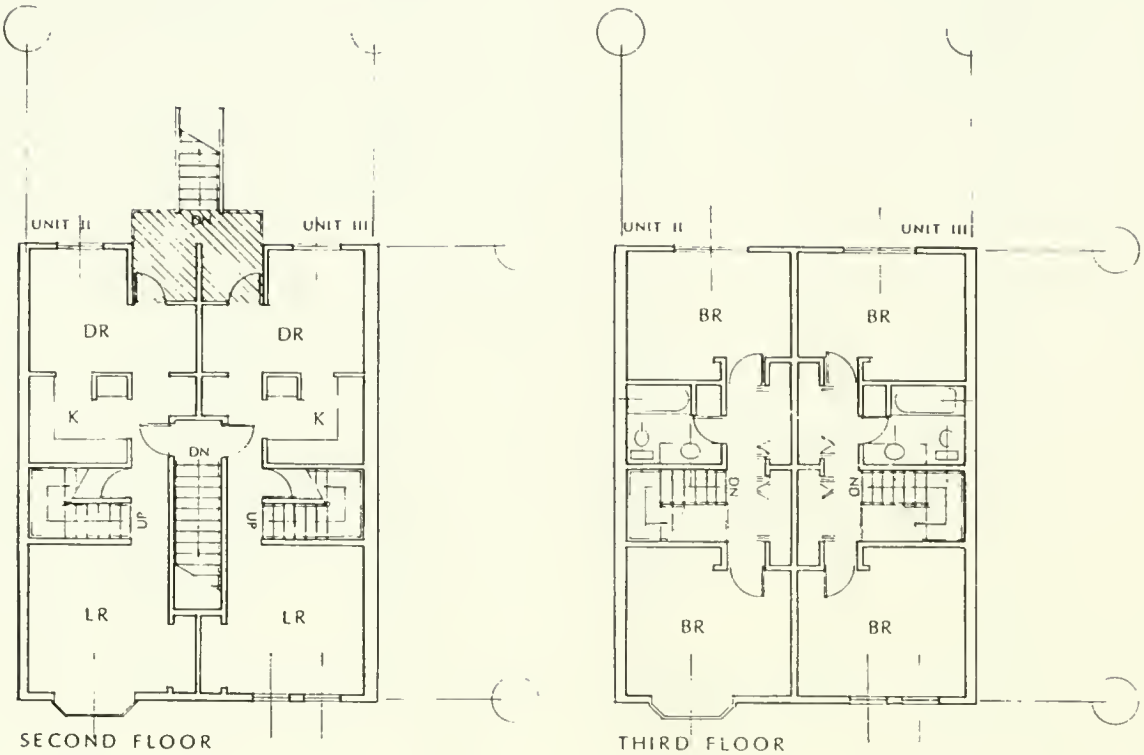

BUNKER HILL STREET
CHARLESTOWN
COMMUNITY GARDEN
CHARLES STREET
CHARLES STREET PLACE
MAIN STREET
BALDWIN STREET
SITE PLAN
0 10 20 50 100

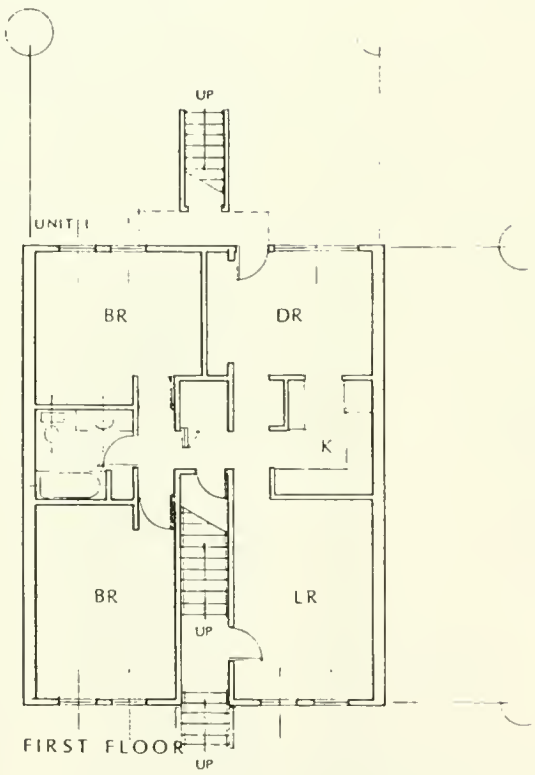




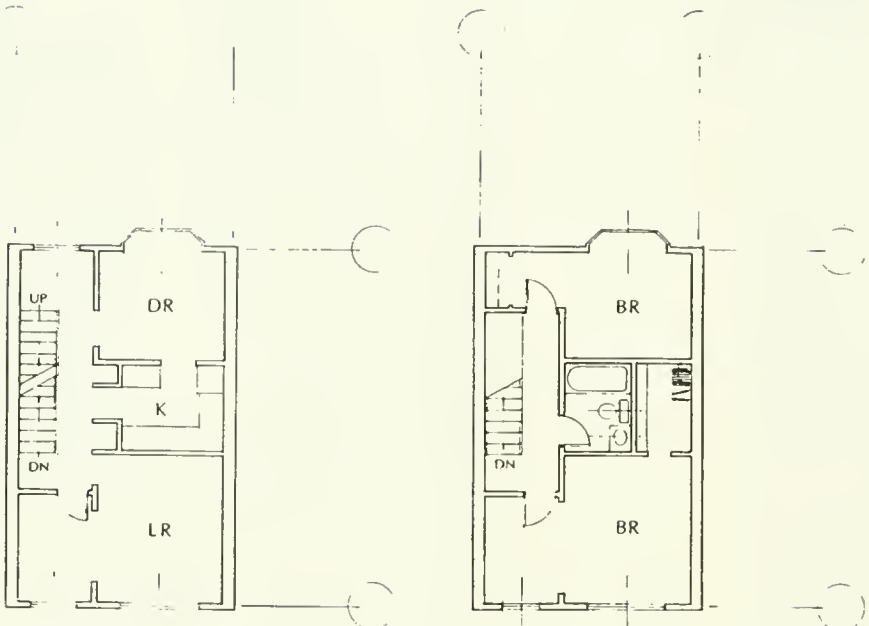


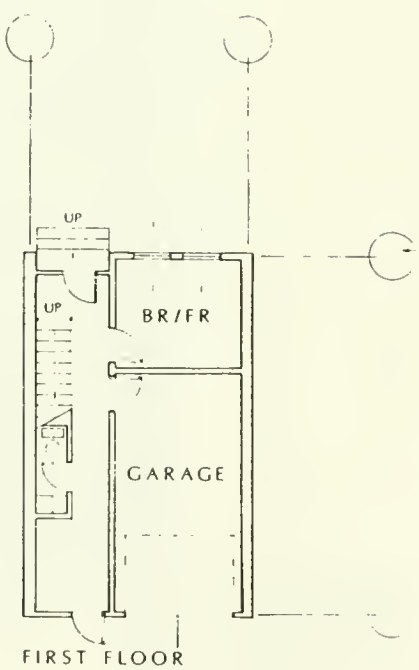
3 FAMILY TOWNHOUSE (3BR) 'A'





3 FAMILY TOWNHOUSE (2BR) ·B:





SINGLE FAMILY TOWNHOUSE ·C·

ELEVATION ALONG MAIN STREET

RONALD HOWELL AXELROD

Education	Harvard Graduate School of Design, M.Arch. U.D., 1976 Miami University, Oxford, Ohio, B.Arch., 1967
Registration	Registered Architect, 1975 - Massachusetts, New Hampshire, Connecticut, NCARB
Technical Societies	Member, AIA - American Institute of Architects, Boston Society of Architects, Urban Design Committee, Mayor's Advisory Board - Assessing Department, Boston.
Professional History 1979 to Date	Vice President and Director - Architect Department - TAMS/Tippetts-Abbett-McCarthy-Stratton, Boston, Massachusetts. Project responsibilities include contract negotiations, initial design, and construction bidding and inspection. Projects include:

- o Lexington Schools - MA. - Renovations to six schools including additions to the High School. Construction cost $9,250,000.
- o Office and Cargo Building - Logan Airport, Boston - 88,000 S.F. building for Air France, Nippon Express, and Japan Airlines.
- o Chase Hall - Harvard Business School, Capital Improvement Program and Maintenance Study.
- o Mt. Pleasant School - Nashua, NH - Additions and total renovation to existing elementary school. Construction cost $2,800,000.
- o Temple Street School - Nashua, NH - 43 unit development of existing 1910 school into elderly housing and community facilities.
- o Science laboratories and classrooms - Emmanuel College, Boston, MA.- Renovation to include science facilities and new building and grounds addition in a $4,800,000 project.
- o Brookline Savings Banks - Six branch renovations throughout Brookline, MA.

1978 to Date	Consultant - The World Bank, Washington, D.C. - Responsible for review of construction techniques and standards review for various IBRD loans. Projects include: Thailand - Third Shelter Loan of 12,500 housing units; Korea - Second Gwangju Regional project including 5,000 housing units and two industrial estates; Korea - Second Land Development Project of $250,000,000 for housing and industrial estate development.
1973 - 1979	Ronald Axelrod Associates, Cambridge, Massachusetts - Head of self-owned firm. Architectural and urban design projects that ranged from: o Davis Square, Somerville Urban Design and Business Plan. o Brookline Savings Banks - Design and construction drawings for renovations to three branches; o Herbert Naval Hospital Re-use Study, New Orleans. o 125-unit Fitchburg Elderly Housing - Won through a statewide housing competition and included design and construction documents.
1972 - 1973	World Bank, Jakarta, Indonesia - Project Architect. Developed loan request to World Bank of $28 million for infrastructure improvement and housing development project.
1970 - 1972	Hugh Stubbins Associates, Inc., Architects and Planners, Cambridge, MA. Project planner and urban designer for: o John Hopkins Medical Institutions Redevelopment plan. o JHMI School of Public Health facilities design.
1967 - 1970	The Architects Collaborative, The Architect & Planner, Cambridge, MA. Project Architect for: o Chelmsford Middle School, Chelmsford, MA., o Tufts - New England Medical Center including Proger and Dental Services Building.

CHRIS M. IWERKS

Education	Harvard Graduate School of Design, M. Architecture, 1979 California Polytechnical State University, San Luis Obispo, CA, B.S. Architecture, 1976
Registration	Registered Architect - Massachusetts
Awards/Exhibits	"Establishing a Threshold" - Exhibition of 12 emerging architectural practices in Boston; shown: Bank of Boston - 1985, Harvard Graduate School of Design, 1986. Merit Award - 1983 EOLD State Housing Competition, Agawam, MA Biennale de Paris, Urban Design Exhibition, The "Storrow Terrace" project, with Fred Koetter, 1980 James Templeton Kelly Price, Harvard Graduate School of Design, 1979 Progressive Architecture Award for Applied Research: Program for a Juvenile Service Center, with Sullivan Farbstein Associates, 1977
Faculty	Studio Instructor - Urban Design Studio, Harvard Graduate School of Design, 1985-1986 Studio Instructor - Architectural Design Studios, Harvard Graduate School of Design, 1984-1985 Studio Instructor - Architecture and Interior Design Studios, Rhode Island School of Design, 1981-1983
Professional History 1981 - Date	Director of Design/Senior Architect - TAMS Consultants, Inc., Boston, MA. Reasponsible for overseeing design of all architectural, interior, landscape and urban design projects. Specific projects include:

- Renovations and additions to six public schools, Lexington, MA.
- Mount Pleasant Elementary School - renovations and additions, Nashua, NH.
- Emmanuel College - renovations and additions to Marion Hall, Boston, MA.
- Malden Center MBTA Station - headhouse and bridge, Malden, MA.
- TAMS New England Offices, Boston, MA.

- Brookline Savings Bank - renovation of main office and Washington Square Branch, Brookline, MA.
- Windsor Building renovations, Boston, MA.
- Temple Street School renovation, Nashua, NH.
- Teaticket Elderly Housing, Falmouth, MA.
- Florence Street Apartments, Malden, MA.
- Malden Center MBTA Station office building, Malden, MA.
- Cummins Towers renovations, Nashua, NH.
- Stoneham Square revitalization, Stoneham, MA.
- 37 Charles Street - historic restoration of cr. 1810 townhouse, Beacon Hill, MA.
- Private residence, Danville, PA.

1980-1981 Project Architect - Fred Koetter and Associates, Boston, MA. Projects included:

- Three private residences: Hanover, NH, Cambridge, and Williamstown, MA.
- Five unit condominium building, Providence, RI.
- Five unit condominium conversion, Back Bay, Boston, MA.

1979-1980 Project Designer - Graham Gund Associates, Cambridge, MA. Projects included:

- Carrol Center for the Blind, renovation of stables, Newton, MA.
- Two private residences, Fisher Island, N.Y., Marion, MA.

1977-1979 Designer - Benjamin Thompson and Associates, Cambridge, MA. Projects included:

- NFPA Corporate Headquarters, Quincy, MA.
- Faneuil Hall Market Place, North Market Building, Boston, MA.

- Harbor Place retail complex, Baltimore, MD.
- Saint Anthony Main retail complex, Minneapolis, MN.

1975-1977 Designer/Job Captain - Sullivan Farbstein Associates, San Luis Obispo, CA. Projects included:

- Commercial office complex, San Luis Obispo, CA.
- Two private residences, Pismo Beach and Atascadero, CA.
- Juvenile Services Center, San Luis Obispo, CA.

BARBARA MANFORD

Education	Harvard Graduate School of Design, M. Architecture, 1969 Radcliffe College, B.A. Architecture, cum laude, 1966
Registration	Registered Architect - Massachusetts
Awards	Progressive Architecture Citation for redevelopment of West Broadway Housing development, 1983
Professional History 1985-date	Senior Architect - TAMS Consultants, Inc. Project Manager for: o Lexington Schools renovations and additions, Lexington, Mass. o Capital improvement plans for Lowell, New Bedford, Nashua, and Prince's George's County Housing Authorities. o Redesign of and additions to Capehart Housing, Pease Air Force Base, New Hampshire. o Space planning study and preliminary design, New Town Center, Westwood, Mass.
1980-1985	Chief Architect - Boston Housing Authority. Responsible for design documents for $20,000,000 construction annually on 23,000 units of public housing. Developed design standards for modernization and redevelopment. Supervised design development of major redevelopment projects at West Broadway, Franklin Field, Commonwealth, and Mission Hill Extension. Developed Turnkey Developer's Kit construction standards for Commonwealth, Mission Hill Extension and Cathedral Redevelopment Projects.
1977-1980	Bureau Director - Commonwealth of Massachusetts, Executive Office of Communities and Development. Responsible for overseeing capital improvement program implementation for over 120 housing authorities; $15 million annually. Developed standards for construction, designer selection, and tracking of expenditures.
1971-1977	Architect - Wallace Floyd Ellenzweig Moore, Inc., Cambridge, Mass. Projects included: o Base camp for technical personnel, BP Alaska, Prudhoe Bay, Alaska.

- o Dormitory re-design, Massachusetts Institute of Technology.
- o Renovation of Headquarters, Boston Psychoanalytic Society and Institute.
- o Physical Needs Survey & Assessment, Massachusetts State-Aided Family Housing (15,000 dwelling units).

1969-1971 Draftsperson - Imre and Anthony Halasz, Inc. Projects included:

- o Don Bosco High School Additions, Boston, Mass.
- o Headquarters for NASA, Cambridge, Mass.
- o Offices for Abt Associates, Cambridge, Mass.
- o Housing Development, Cambridge, Mass. for MIT Real Estate Office.

DEBORAH FENNICK

Education

Harvard Graduate School of Design, Cambridge, MA.
Master of Architecture, 1982

Lehigh University, Bethlehem, PA.
Bachelor of Arts, 1978

Registration

Registered Architect - Massachusetts #6569

Experience

1984-date

Architect - Tippetts-Abbett-McCarthy-Stratton (TAMS), Boston, MA.

Project Architect:
Emmanuel College Science Building, Boston: addition and renovation.
Charles F. Greene Homes, Bridgeport, CT: housing project renovation and site design.
Malden Center MBTA Headhouse and Bridge, Malden, MA.
South Hadley Lower Falls Family and Elderly Housing, South Hadley, MA.

1983-1984

Moshe Safdie and Associates, Boston, MA.

Harvard Business School Masterplan, Boston: design team; schematic design, development and presentation.
National Gallery of Canada, Ottawa: design team; schematic design, presentation and design development.
Safdie Residence, Cambridge: renovation and addition of historical home; production.

1982-1983

Unihab-Architecton, Cambridge, MA.

Vermont Building, Boston: multi-unit apartment conversion; design and production.
Carr School, Somerville: multi-unit apartment conversion; schematic design.
Karplus House, Cambridge: renovation; design, production and supervision.
Singer House, Cambridge: renovation and addition; design and production.

1981-1982

Fred Koetter and Associates, Boston, MA.

Codex Corporate Headquarters Competition; presentation.
Eagleridge at Steamboat Springs Competition; design and presentation.

1977

Rino Levi Arquitetos Associados, Sao Paulo, Brazil.

Parque Residencial Morro Verde, Sao Paulo: major suburban housing project; studies, schematic design, model and presentation.

THOMAS F. SAUNDERS

Education	Boston Architectural Center, 1957-1961 Wentworth Institute, 1954-1957
Registration	Registered Architect - Massachusetts
Experience 1980-Date	Project Architect - Tippetts-Abbett-McCarthy-Stratton (TAMS). Responsible for contract documents and construction administration for the following projects: o Emmanuel College Science Facility - Renovations to Marian Hall, Boston, MA: Construction Cost $4.5 million. o Grove Street School Renovations - North Brookfield, MA: Construction Cost $1 million. o Mt. Pleasant Elementary School renovations and addition - Nashua, NH: Construction Cost $3.7 million. o Temple Street School Renovation - Nashua, NH: Construction Cost $1.2 million. o Teaticket Elderly Housing - Falmouth, MA: Construction Cost $3.5 million. o Modernizaton program at 8 housing developments for the Boston Housing Authority. o Scattered Site Family Housing - Nashua, NH. o Clarke and Diamond Middle Schools, Renovations and Additions - Lexington, MA.
1976-1980	Project Architect - Goody Clancy & Associates - Boston, Massachusetts. Responsible for design, design development, construction documents and construction administration of 53 units of elderly housing for the Stockbridge Housing Authority, Stockbridge, Massachusetts: Construction Cost $1.4 million. The project was the recipient of an AIA Gold Medal, June, 1980. Hyde Park Elderly Housing, Boston, Massachusetts: Construction Cost $2 million.
1975-1976	Staff Architect - Benjamin Thompson & Associates - Cambridge, Massachusetts. Hotel Intercontinental Abu-Dhabi, United Arab Emirates - $120 million; Hotel Intercontinental Al Ain, United Arab Emirates - $38 million.

1973-1975

Project Architect - Bernard Johnson Architects, Engineers, Planners - Houston, Texas. Design, construction documents, for ambulatory care ICU/CCU facility and parking garage for St. Joseph Hospital - Houston, Texas - $10 million; design of mental health unit, Community Health Center - Koskiusko, Indiana - $7.5 million.

1970-1973

Staff Architect - Hugh Stubbins/Rex Allen Associates - Cambridge, Massachusetts. Master plan and design of out-patient facility for University of Virginia Medical Center; construction documents for Boston City Hospital out-patient facility - $28 million.

1962-1970

Project Architect - The Architects Collaborative - Cambridge, Massachusetts. Involved in master planning, programming design, construction documents and field inspection of medical and educational facilities. Projects included:

- Nashoba Country Day School, Concord, MA. - Construction Cost $1 million.
- University of Minnesota Health Sciences: master plan - $150 million.
- University of Minnesota Health Sciences: out-patient facility - $38 million.
- State University of New York: visual arts center - $7 million.
- Boston University Medical Center: health services facility - $36 million.
- Tufts New England Medical Center: out-patient facility - $23 million.
- Childrens Hospital Medical Center: master plan - $175 million; 350 bed addition - $18 million.

JAMES PATRICK WATTERSON

Education — Rhode Island School of Design, B. Arch., 1980
University of Rhode Island, BA, 1972

Registration — Registered Architect - Rhode Island, Massachusetts, Connecticut
NCARB Certificate, Certified Construction Specifier

Professional/Community/
Educational Service

Construction Specifications Institute, 1981-date
Board of Directors - 1985-87
Chairman, Scholarship Committee - 1986-88

Planning Board, Sudbury, MA, 1987-90
Vice Chairman - 1987-88

Boston Architectural Center, Faculty/Thesis Advisor, 1984-85

Experience
1984-date — Senior Architect/Project Manager - TAMS Consultants, Inc., Boston, MA. General responsibilities include project management, technical documents, and management of computer/CADD services for the New England Office. Specific projects include: Charles F. Greene Homes, Bridgeport, CT, rehabilitation of 280 units of public housing; Capehart Housing, Pease Air Force Base, Portsmouth, NH, upgrade of U.S. Air Force family units; Logan Airport Cargo Facility, Boston, MA, office/storage building for air carriers; MBTA Station Improvements, Malden, MA, new station headhouse and pedestrian bridge; Emmanuel College Science Facility and Conference Center, Boston, MA. Also included are planning and design services to the Boston Redevelopment Authority for the expansion of the Prudential Center and for a Central Warehouse and Distribution Facility for the Massachusetts Bay Transportation Authority.

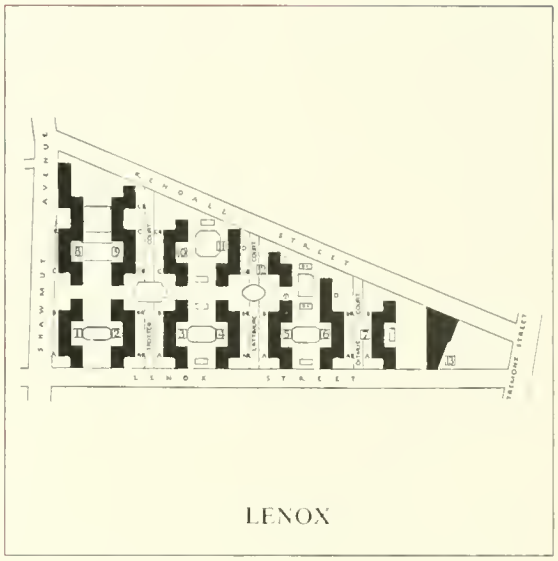
1981-1984 — Architect - Construction Management Division, Boston Housing Authority. Responsible for capital improvement construction projects at various BHA developments. Worked independently and in conjunction with consultants; assisted in design and planning for projects such as West Broadway, South End and Columbia Point. Introduced computer-aided technical services to the Construction Management Division.

1979-1980 — Architect/Designer - Urban Design Group, Newport/Providence, Rhode Island. Responsible for design development, working drawings and proposal preparation.

1970-1979 — Engineering Assistant/Planner/Contract Administrator - City of Newport, Rhode Island. Projects included: Perrotti Park/Braga Park - Supervision of an urban waterfront park and a seven acre land reclamation project; Historic Hill Survey - evaluation of more than 400 structures in the Historic Hill district.

BOSTON HOUSING AUTHORITY
MODERNIZATION PROGRAM
1983-1985

OLD COLONY



LENOX

MARY ELLEN McCORMACK

MAVERICK

SUMMARY: A major modernization program to improve energy efficiency, security and building appearance through the design of various window systems at seven large Boston Housing Authority developments. Innovations included use of historic architectural details and color schemes which were unprecedented at the BHA.

EXISITNG BUILDINGS SITES: Seven separate developments consisting of over 3,000 dwelling units located in urban areas of metropolitan Boston.

PROJECTS INCLUDE: Mary Ellen McCormack, 1014 units; Washington Beech, 212 units; Franklin Hill, 375 units; Maverick, 414 units; Old Colony, 600 units; Lenox, 306 units; and Annapolis, 56 units.

CONSTRUCTION COST: $8 million

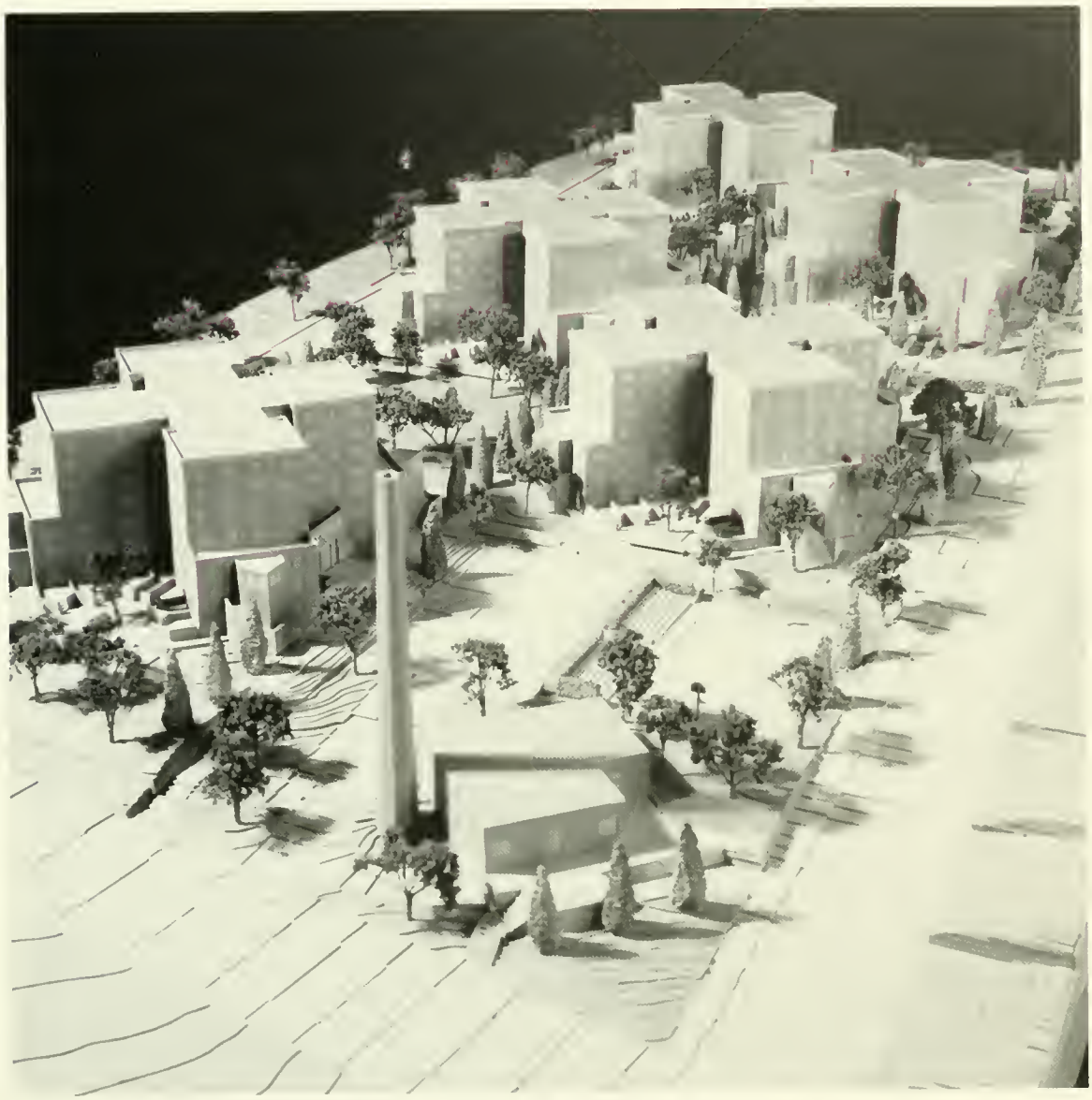
CLIENT: Boston Housing Authority

T A M S

CHARLES F. GREENE HOMES RENOVATIONS

BRIDGEPORT, CONNECTICUT

1985-1986



SUMMARY: Redevelopment of a thirty year old family public housing development in deteriorated condition to create 270 units of 2-, 3-, and 4-bedroom apartments. Major site reconstruction includes new back yards, play areas, pedestrian walkways, all new streets and parking areas near units. A new central pedestrian walkway links all 5 buildings and organizes the recreational spaces between buildings.

The first two floors of each building are totally reconfigured to provide new three and four-bedroom duplex apartments with individual front and back access and rear yards. The elevator lobbies have been completely redesigned to allow surveillance from within and without. All major mechanical and electrical systems are replaced or substantially refurbished.

EXISTING BUILDING SITE: Five seven-story, cruciform buildings each containing 32 2-bedroom apartments with elevator access, and 24 3-bedroom walk-ups. Units have original kitchens and bathrooms, obsolete electrical service, and are in generally poor condition. The site (7 acres) is entirely paved and has few amenities and no opportunity for surveillance.

CONSTRUCTION COST: $13 million

CLIENT: Housing Authority of the City of Bridgeport, Connecticut

T A M S

CLARENCE J. DURKIN APARTMENTS

FITCHBURG, MASSACHUSETTS

1978-1979

SUMMARY: First place winner in a state-wide architectural competition for 125 units of housing and related support spaces.

The project is sited on a steep slope with four-story building masses at the upper and lower streets, connected through the center of the site with a seven-story building core.

SITE: Steeply sloping site with 30 foot total drop between its 2 bounding streets. Total area of site: ¼ acre (density: 165 units per acre).

MAJOR MATERIALS: Steel frame with masonry and wood cladding.

CONSTRUCTION COST: $3.1 million ($32 per SF)

COMPETITION ORGANIZER: Massachusetts Department of Community Affairs.

CLIENT: Fitchburg Housing Authority

T A M S

TEATICKET ELDERLY HOUSING

FALMOUTH, MASSACHUSETTS

1983-1985

SUMMARY: 83 one-bedroom apartments contained in 3 three-story buildings which form a large enclosed courtyard. A centralized community building contains common rooms, a kitchen and laundry facilities.

SITE: Heavily wooded 14 acre site adjacent to Route 28 in Falmouth.

MAJOR MATERIALS: Exterior Walls: masonry with precast concrete lintels; Gallery Walls: cedar clapboard and woodcased columns with wood and lattice railings; Structure: wood frame, prefabricated trusses; Roofs: asphalt shingles; Interiors: painted gypsum wall board with wood trim detailing.

CONSTRUCTION COST: $3.5 million ($45 per SF)

CLIENT: Falmouth Housing Authority

T A M S

HARBORVIEW APARTMENTS

FALMOUTH, MASSACHUSETTS

1980-1981

SUMMARY: An H-shaped building configuration provides 80 one-bedroom elderly units which surround two exterior courtyard spaces. The building is sited to take advantage of views to Falmouth Harbor and to optimize southern exposure for passive solar heating.

Nearly half of the ground floor is designed for public and community use, including a nutrition center for the local elderly population.

SITE: An irregular-shaped parcel of one acre, bounded by commercial and residential developments near the Falmouth inner harbor.

MAJOR MATERIALS: Exterior Walls: masonry cladding over steel frame, cedar clapboards at balconies; Roofs: asphalt shingles; Interiors: painted gypsum wall board with natural wood detailing.

CONSTRUCTION COST: $3.8 million ($44 per SF)

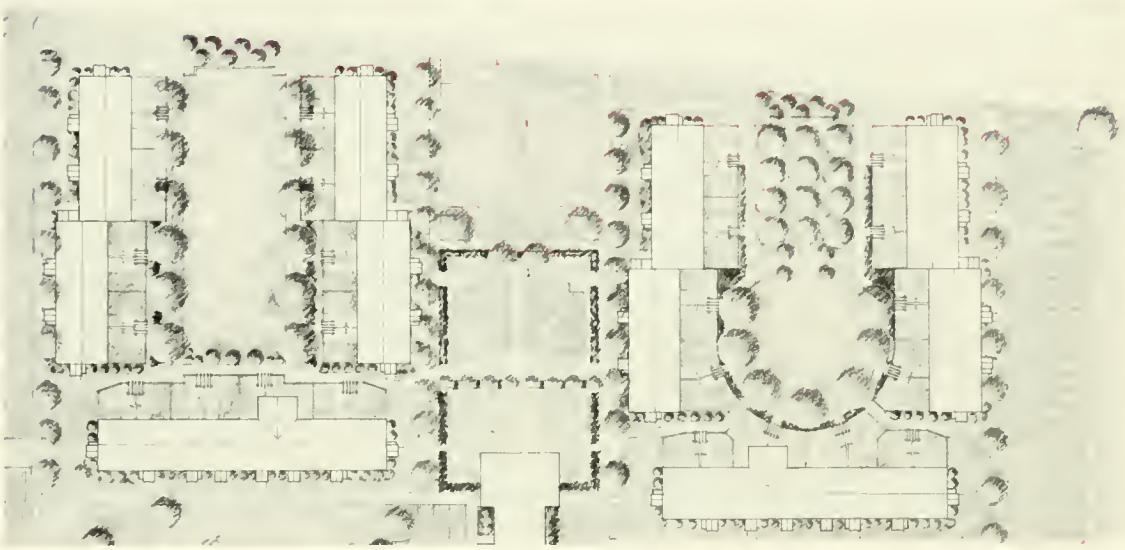
CLIENT: Falmouth Housing Authority

T A M S

BRONSTEIN APARTMENT RENOVATIONS

NASHUA, NEW HAMPSHIRE

1984-1985



SUMMARY: Renovation of 48 three-, four-, and five-bedroom apartments, including the addition of three handicapped units and renovations to the existing community building.

Unit interior finishes were completely renovated and new kitchens and bathrooms were installed.

Major improvements to the site involved extensive landscape and architectural construction to define enclosed backyards, courtyards, building entries, play areas and parking zones.

EXISTING BUILDING/SITE: Deteriorated housing project consisting of six buildings, each containing eight two-floor apartments, constructed in the early 1970's. Two groups of three buildings enclose broad open courtyards, while the community building and basketball court occupy the center of the flat site. Total area of the site: 4.35 acres.

MAJOR MATERIALS: Entry Vestibules: split-faced concrete block with steel detailing and asphalt shingle roofs; Window System: painted aluminum curtain wall; Interiors: painted gypsum wall board, nylon carpet and sheet vinyl floors.

CONSTRUCTION COST: $1.5 million

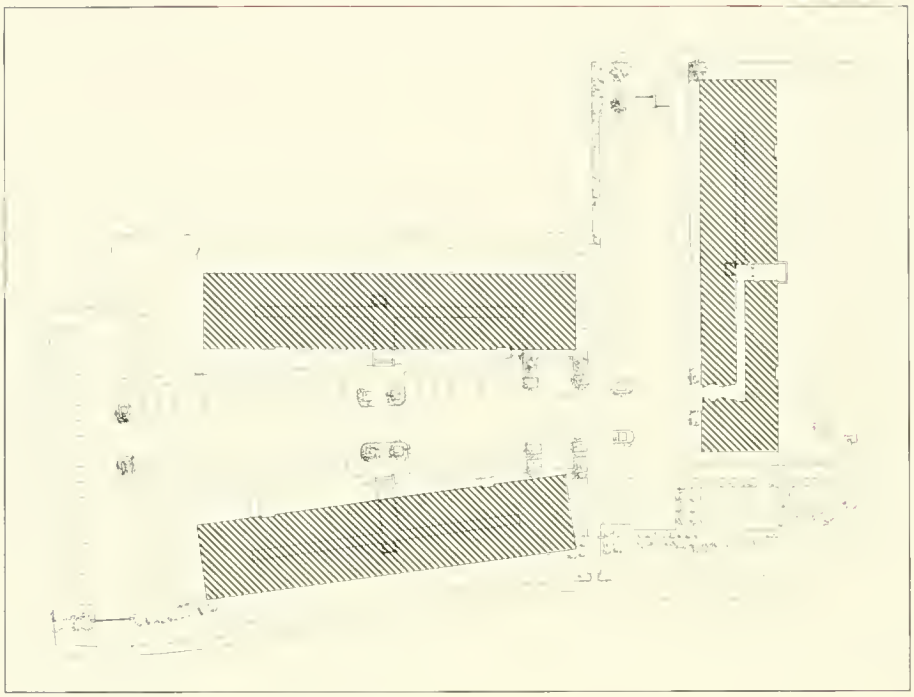
CLIENT: Nashua Housing Authority

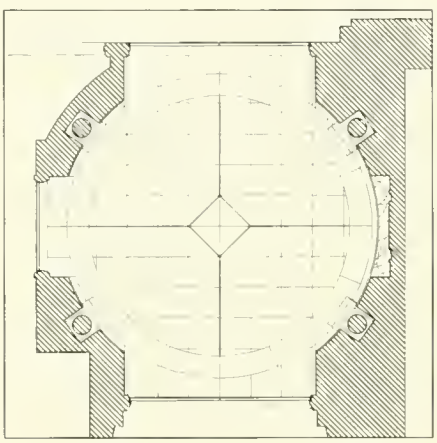
T A M S

CUMMINS TOWERS RENOVATION

ROSLINDALE, MASSACHUSETTS

1983-1985





SUMMARY: Renovations of interior public spaces. Major reorganization and renovation of the site, including entrances, boundaries, parking, and recreation areas. Complete renovation of parking garage and modernization of mechanical system.

Alterations to Building No. 1 include a new canopied entry and circular entry vestibule, adjacent to the relocated management offices.

EXISTING BUILDING/SITE: An urban complex of three eight-story towers containing 248 units of housing. The towers are set in an expansive open site, given over mostly to parking and bounded on two sides by major roadways.

CONSTRUCTION COST: $1.1 million

CLIENT: First Realty Corporation, Boston

T A M S

TEMPLE STREET SCHOOL-ELDERLY HOUSING

NASHUA, NEW HAMPSHIRE

1982-1983

SUMMARY: 43 one-bedroom apartment units (2 for handicapped), community room, laundry facility, and parking for 15 cars.
Existing masonry cores, stairways and building entries were retained and restored. Former classrooms provided a wide variety of unit configurations and the former central corridor was reshaped to form a series of connected "rooms" which comprise the new internal circulation system.

EXISTING BUILDING/SITE: A corner site in a residential district near the center of downtown Nashua. The 20 classroom structure was erected in 1905 and contains 45,000 square feet within its 4-story envelope.

MAJOR MATERIALS: Stucture: Masonry bearing walls, with timber framed floors and roof; Windows: dark green aluminum with true divided lites; Roof: elastomeric membrane; Interiors: painted plaster and gypsum wall board with restored wood trim detailing.

CONSTRUCTION COST: $1.2 million ($29 per SF)

CLIENT: Nashua Housing Authority

T A M S

FLORENCE STREET APARTMENTS

MALDEN, MASSACHUSETTS

1982

SUMMARY: 100 apartment units of varying size with private and public parking facilities for 200 cars on the first two levels.
The L-shaped building provides street definition at the site perimeter while enclosing a private courtyard garden at the center of the block. Two towers flank the main entrance along Florence Street and the top of the building contains duplex apartments with trellised gardens.

SITE: Located in the center of downtown Malden, with a highly irregular perimeter configuration and a drop in elevation of 20 feet between Florence Street and Dartmouth Street. The neighborhood is comprised of various building types, from three-story houses to 12-story apartment buildings.

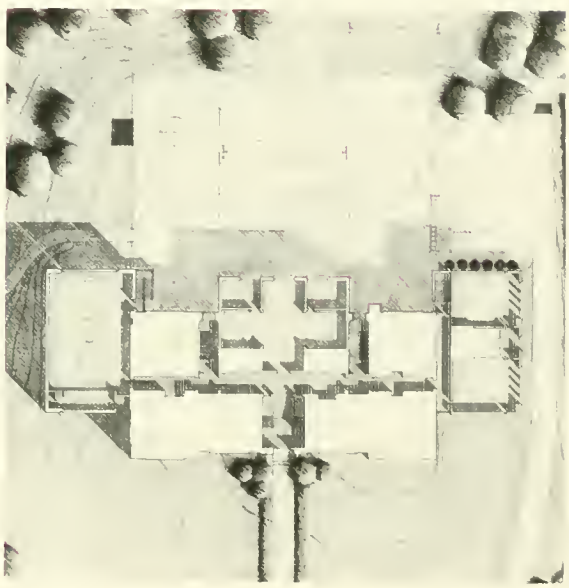
CONSTRUCTION COST: $5.4 million (construction estimate)

CLIENT: City of Malden, Malden Redevelopment Authority

T A M S

MOUNT PLEASANT SCHOOL
RENOVATION AND ADDITIONS
NASHUA, NEW HAMPSHIRE
1986

EAST ELEVATION



SUMMARY: Renovation of a 36,000 SF elementary school with the addition of two - 8,000 SF wings to accomodate 6 additional classrooms, specialized art and music rooms and a new gymnasium. Renovations to the existing school include enlargement of classrooms, expansion of cafeteria, new administrative offices, library/media center, and special programs department.

The paired building additions are set back from the front of the existing school to reveal both its front and side facades, and are held away from the existing masonry walls by continuous glass wall "joints". The additions continue the themes of the existing building by utilizing similar materials and proportions.

EXISTING BUILDING/SITE: A 3-story masonry school building, erected in 1925, located near the center of a 2½ acre site.

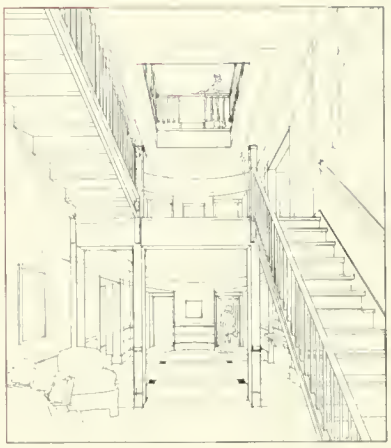
MAJOR MATERIALS (New Construction): Exterior Walls: modular brick masonry, split faced concrete block, aluminum window units; roofs: elastomeric membrane; floors: carpet, sheet vinyl; interior walls: painted concrete block, wood wainscot with painted plaster; ceilings: acoustic tile.

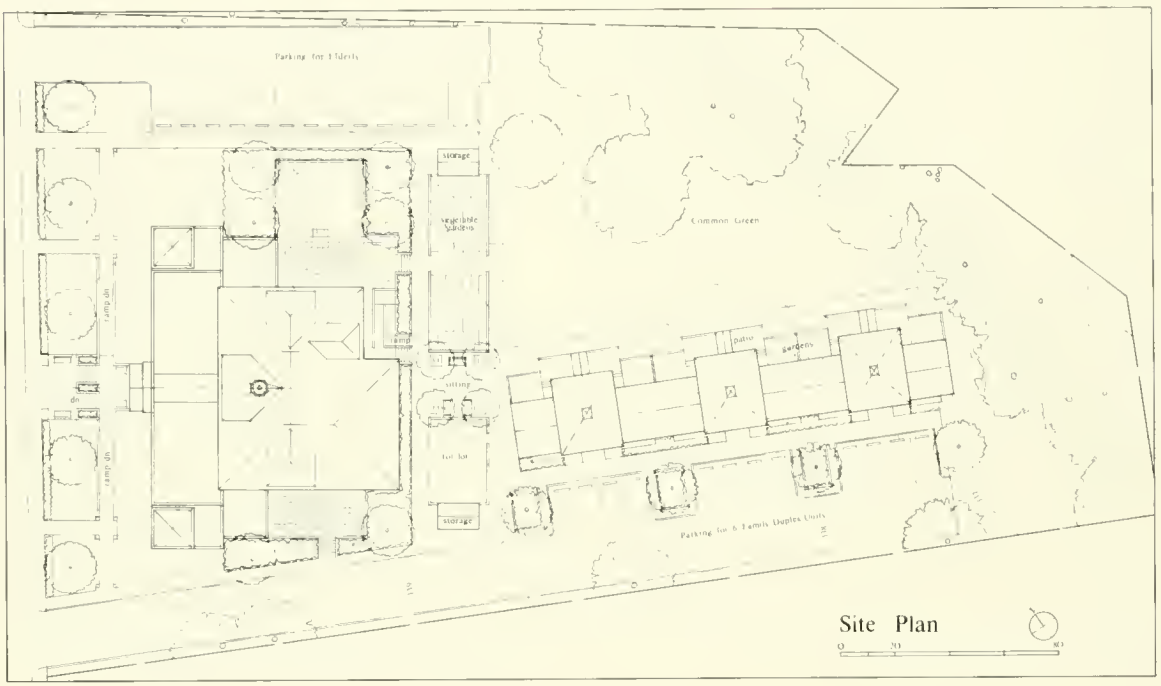
CONSTRUCTION COST: $2,500,000 (construction estimate)

CLIENT: Nashua School District

T A M S

EOCD HOUSING COMPETITION
AGAWAM, MASSACHUSETTS
MERIT AWARD 1983





SUMMARY: A housing competition to accommodate 20 one-bedroom units of elderly housing, a nine-bedroom congregate unit, and six three-bedroom family units.

The existing school was utilized for the elderly and congregate units while the six family units were located in the rear garden as a series of connected pavilions. The site was organized in a series of spatial layers parallel to the street with a buffer zone containing tot lot, storage, vegetable gardens and seating between the school and family units.

EXISTING BUILDING SITE: The subject of the competition was the Danahy School, a ca. 1900 Georgian brick building with a front addition of 1925 and a gymnasium structure dating from 1950. The school is situated to the front of the site with a large flat open space to the rear. The context is a typical New England suburb of small houses and outbuildings.

COMPETITION SPONSORS: Executive Office of Communities and Development with the Agawam Housing Authority.

T A M S

SCATTERED SITE HOUSING
NASHUA, NEW HAMPSHIRE
1984-1985

SUMMARY: Renovation of eleven buildings on three separate sites to accommodate 17 new family apartment units. Existing structures required complete rebuilding of interiors and exteriors with all new mechanical and electrical systems.

SITES: 1) Atwood Court: seven two-story Victorian workers' cottages, 1050 SF each. 2) Whitney Street: two two-story buildings containing four apartments, 1040 SF each 3) Pine Street: three two-story buildings containing six apartments, 930 SF each.

CONSTRUCTION COST: $490,000 ($29,000 per unit)

CLIENT: Nashua Housing Authority

T A M S

T A M S

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